

May 19, 2021

VIA UPS GROUND

Carmella Malfara
Planning Board Administrator
City of Ventnor, City Hall
6201 Atlantic Avenue
Ventnor, NJ 08406

**RE: Subdivision Application – 111 S. Cornwall Associates, LLC
Block 19, Lot 1
111 S. Cornwall Avenue, Ventnor, NJ
One Existing Lot in to Three Proposed Lots
Our File No.: 12068-1**

Dear Ms. Malfara:

Please be advised that I represent 111 S. Cornwall Associates, LLC, which is the Applicant to the City of Ventnor Planning Board seeking to subdivide the existing oversized lot from one large parcel into three smaller parcels on the beach block of Cornwall Avenue adjacent to the boardwalk and Atlantic Ocean. Prior minor subdivision approval was previously granted as a “by-right” approval. Applicant now seeks subdivision approval with a reconfiguration of the location of the lots along with certain “C” variance relief.

The Applicant submits that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Ventnor, since the subdivided lots will in all respects be a marked improvement over the existing condition of the property.

In support of this application, enclosed please find the following:

1. Original and one (1) copy of the Application for Action by Planning Board;
2. City of Ventnor Planning Board Application Checklist;
3. Signed and sealed Subdivision Plan for Block 19, Lot 1 prepared by Arthur W. Ponzio, Jr. dated February 2, 2021, consisting of one (1) sheet;
4. Copy of Tax Map Sheet 4, highlighting the property;

5. Copy of Deed between Crete Associates and 111 South Cornwall Associates, LLC, dated October 7, 2010, recorded October 19, 2010;
6. Copy of the Residential Property Card;
7. W-9 Form;
8. Copy of Decision and Resolution P-19-2020; and
9. Copy of Decision and Resolution P-20-2021.

The certification of paid taxes and 200' Property Owner's List will be provided under separate cover.

Please file this application in the normal course of business, and notify me as to when the application has been deemed complete. Thereafter, once the application has been deemed complete, please notify my office of the hearing date, and I will provide you with the required public notices and additional copies of the application in advance of the hearing.

Finally, enclosed please find two checks payable to the City of Ventnor which represent the application fee in the amount of \$250.00; and the escrow fee in the amount of \$1600.00.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: 111 S. Cornwall Associates, LLC (Via e-mail)

05/18/2021

CHECK NO: 0000533304 City of Ventnor (CITYVENT) Customer ID:

Invoice Date	Invoice Number	Property Name	Exp Code	Desc	Description	Amount Paid
05/18/2021	5.18.21-a	Cornwall House		Construction in	Construction in	\$1,600.00
						\$1,600.00

DO NOT CASH THIS DOCUMENT UNLESS YOU HAVE A LARGE PART OF THE CHECK DOCUMENT SHOWN OVER AN APPROVED MULTIPLE PURCHASE DOCUMENT

University City Housing Company
P.O. Box 1524
Bryn Mawr, PA 19010

Wells Fargo National Bank
Bryn Mawr, PA 19010

3-50/310

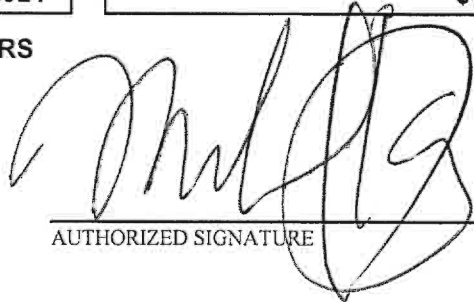
NO: 0000533304

DATE
05/18/2021

Void after 90 Days
***** \$1,600.00

ONE THOUSAND SIX HUNDRED AND XX / 100 DOLLARS

PAY TO THE ORDER OF
City of Ventnor
6201 Atlantic Ave
Ventnor, NJ 08406



AUTHORIZED SIGNATURE

⑈0000533304⑈ ⑆031000503⑆ ⑈2000093182962⑈

05/18/2021

CHECK NO: 0000533303 City of Ventnor (CITYVENT) Customer ID:

Invoice Date	Invoice Number	Property Name	Exp Code	Desc	Description	Amount Paid
05/18/2021	5.18.21	Cornwall House	Construction	in	Construction in	\$250.00
						\$250.00

VOID IF THIS DOCUMENT DOES NOT HAVE EITHER PARTY NAME OR THE SECURED PARTY'S NAME AND ADDRESS PRINTED WITHIN OF THE FRONT OF THIS DOCUMENT

University City Housing Company
P.O. Box 1524
Bryn Mawr, PA 19010

Wells Fargo National Bank
Bryn Mawr, PA 19010

3-50/310

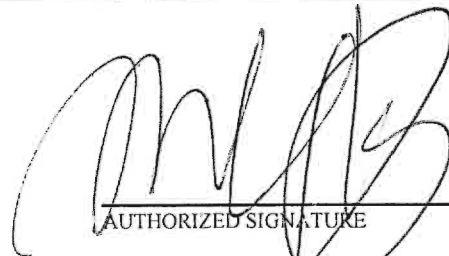
NO: 0000533303

DATE
05/18/2021

Void after 90 Days
*****\$250.00

TWO HUNDRED FIFTY AND XX / 100 DOLLARS

PAY TO THE ORDER OF
City of Ventnor
6201 Atlantic Ave
Ventnor, NJ 08406



AUTHORIZED SIGNATURE

⑈0000533303⑈ ⑆031000503⑆ ⑈2000093182962⑈



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.org

Meetings held in Municipal Court Room at 6:30 pm on specified dates

Application for Action by Planning Board
Ventnor City, New Jersey
Please Type or Print Clearly

1. Date of Application: May 19, 2021

2. **Zoning District:**

R-1 <input checked="" type="checkbox"/> Single Family	R-2 _____ Single Family	R-3 <input checked="" type="checkbox"/> Single Family
R-4 _____ Single Family	R-5 _____ Single Family	R-6 _____ Single Family
R-7 _____ Single Family	R-8 _____ Single Family	
R-9 _____ Single Family, High Rise, Townhouse	R-10 _____ Environmental: Ventnor West	
R-11 _____ Special Development District	COMM _____ City Commercial District	
CMU _____ Commercial Mixed Use	DCD _____ Design Commercial District	

3. **Subject Lot:**

Street Address (es) 111 S. Cornwall Ave.

Block Number: 19 Lot Number (s): 1

Total Area (in Square Feet): 28,125 SF

Lot Frontage: 125 (along boardwalk/beach) Lot Depth: 225 (along Cornwall Ave.)

4. **Information about the Applicant**

Full Name (s): 111 S. Cornwall Associates, LLC

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)

Property Address: 111 S. Cornwall Ave., Ventnor, NJ Zip Code: 08406

Other Residence Address: 1062 E. Lancaster Ave., #30B, Rosemont, PA Zip Code: 19010

Mailing Address (Address that all correspondence will get mailed to): _____
Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: 609-927-1177 (Atty. No.)

Email Address (s): c/o Eric Goldstein - egoldstein@ndglegal.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in): _____

5. Interest in Subject Property (Supply copies of relevant documents with this application):

_____ By lease dated: _____

_____ By Agreement of Sale Dated: _____

By Ownership of property since: October 7, 2010

_____ By other Interest in Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code):

i. Residence: _____

ii. Business: _____

d. Describe any contingency regarding the purchase or lease of the premises:

i. _____

7. Type of Application Applied for (Check all applicable):

_____ Minor Site Plan

_____ Major Site Plan

Minor Subdivision

_____ Major Subdivision

"C" Variance (s)

_____ Use or Density Variance (s) "D"

_____ Other (Explain): _____

_____ Conditional Use Permit

_____ Interpretation

8. Professionals representing the applicant: (Check applicable professional and provide information)

Attorney: Name: Eric S. Goldstein, Esq. Phone: 609-927-1177

Address: 4030 Ocean Heights Avenue, EHT, NJ 08234

Architect: Name: _____ Phone: _____

Address: _____

Engineer: Name: Arthur W. Ponzio Co. & Assocs Inc Phone: 609-334-8194

Address: 400 N. Dover Ave, Atlantic City, NJ 08401

Preparer of Sketch plot or Site Plan: (if different from above)

Name: Same as Engineer Phone: _____

Address: _____

9. If Site plan action is required:

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

10. If Variances are required:

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): N/A
- c. Proposed use of Lot (s) and/or Building (s): Three Single Family Homes
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: N/A
- e. Number of Off-street parking:
 - i. Current: N/A
 - ii. Proposed: N/A
- f. If "D" or "USE" variance is required, Please explain: _____
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>Lot Width (Oceanfront) - Lot B</u>	<u>80 FT</u>	<u>N/A</u>	<u>60 FT</u>
<u>Lot Width (Oceanfront) - Lot C</u>	<u>80 FT</u>	<u>N/A</u>	<u>65 FT</u>
<u>Lot Width (Cornwall) - Lot B</u>	<u>50 FT</u>	<u>N/A</u>	<u>15 FT</u>
_____	_____	_____	_____
_____	_____	_____	_____

11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: _____
 - i. Yes - Minor Subdivision Approval was granted by Decision and Resolution P-19-2020 (attached hereto).
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. N/A

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:

N/A

- b. Subdivision:

N/A

- c. Other:

N/A

13. **Landscaping Plan:** In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

Check here is requesting a waiver. Detail the reason for this waiver

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

The Applicant previously received approval for a "by-right" subdivision to create three conforming lots, where one presently existed. The approval was memorialized via Decision and Resolution P-19-2020 on July 9, 2020. Via Decision and Resolution P-20-2021, dated April 26, 2021, the Planning Board confirmed that the 190-day period to perfect the minor subdivision approval tolled during the "COVID-19 extension period" pursuant to the Permit Extension Act. Decision and Resolution P-19-2020 and P-20-2021 are enclosed with this application along with the original subdivision plan.

The Applicant has reconfigured the lots and seeks approval of the enclosed updated subdivision plan which also requires variance relief. More specifically, "C" Variance Relief is requested for the lot width along the ocean and Cornwall Avenue with regard to Lot A and the lot width along the ocean with regard to Lot B.

Proposed Lot A will have 56 feet of frontage and 125 feet of depth along Cornwall Avenue. Proposed Lot B and Proposed Lot C are directly adjacent to the boardwalk. Proposed Lot B will have 60 Feet of boardwalk frontage along the boardwalk/Atlantic Ocean. Proposed Lot C will have 65 Feet of boardwalk frontage along the boardwalk/Atlantic Ocean. Lot C will have 154 FT along Cornwall Avenue. Lot B will have a minimum of 154 FT parallel to Cornwall Avenue.

15. **Signature of Applicant (s):**



Date: May 19, 2021

Date:

16. **Notarized Statement by Applicant:**

State of New Jersey)

ss.

County of Atlantic)

Eric Goldstein, being duly sworn according to the law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true. Sworn to and subscribed before me this 19th day of May 20 21.



Jackie L. Smith
Notary Seal

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. X Signed and Notarized application
- II. X Copy of Ventnor City Tax map highlighting the applicant property
- III. N/A Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Waiver Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. X Copies of professional plans or detailed sketches of proposed plans
- VI. X Detailed sketch (s) of current conditions
- VII. X Detailed Sketch (s) or plans of proposed plan
- VIII. X Statement of Existing and Proposed use of property
- IX. X Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. To be supplied Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. N/A Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. N/A Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. X Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. N/A Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. X Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. X Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check